

Jared McGovern

P 87387228

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale					
Address Including suburb and	8 Amanda Drive Carrum Downs VIC 3201				
postcode					

Indicative selling price

For the meaning of this	price see consumer.vic.g	nov au/underquoting (*	Dalata single price o	or range as applicable
	price see consumer.vic.c	jov.au/unuerquoling (Delete single price (n range as applicable)

Single Price	or range between	\$495,000	&	\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$568,000	*Ho	use	Х	*(Unit		Suburb	Carrum Downs
Period-from	01 Apr 2018	to	31	Mar 20	019		Source	•	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

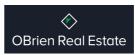
Address of comparable property	Price	Date of sale	
5 Laurel Crescent Carrum Downs VIC 3201	\$525,000	10-Nov-18	
3 Goshawk Court Carrum Downs VIC 3201	\$480,000	12-Feb-19	
14 Kingfisher Court Carrum Downs VIC 3201	\$502,500	29-Jan-19	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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5 Laurel Crescent Carrum Downs VIC 3201

Sold Price

\$525,000 Sold Date 10-Nov-18

0.45km Distance



3 Goshawk Court Carrum Downs VIC 3201

Sold Price

\$480,000 Sold Date 12-Feb-19

Distance 0.51km



14 Kingfisher Court Carrum Downs Sold Price VIC 3201

\$502,500 Sold Date 29-Jan-19

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₽ 2

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Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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